



To the Honorable Council  
City of Norfolk, Virginia

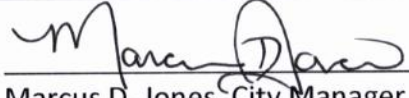
February 9, 2016

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Special Exception to operate an entertainment establishment with alcoholic beverages at 628 35<sup>th</sup> Street, Suites A & B – Granny's Country Cooking**

Reviewed:   
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/7

Approved:   
Marcus D. Jones, City Manager

Item Number: **R-10**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special Exception to operate an entertainment establishment with alcoholic beverages
- IV. **Applicant:** Granny's Country Cooking
- V. **Description:**
  - The site is located on the north side of 35<sup>th</sup> Street, east of Gosnold Avenue.
  - Granting this request will allow an existing restaurant, Granny's Country Cooking, to increase capacity by expanding into an adjacent suite and provide entertainment.
  - Granny's Country Cooking was previously granted a special exception for an eating and drinking establishment in 2013.

Staff point of contact: Chris Blough at 664-6771, [Christopher.blough@norfolk.gov](mailto:Christopher.blough@norfolk.gov)

**Attachments:**

- Staff Report to CPC dated January 28, 2016 with attachments
- Proponents and Opponents
- Ordinance

**Planning Commission Public Hearing: January 28, 2016**

Executive Secretary: George M. Homewood, AICP, CFM *GH*

Planner: Chris Blough *CB*

<b>Staff Report</b>	<b>Item No. 14</b>	
<b>Address</b>	<b>628 35<sup>th</sup> Street</b>	
<b>Applicant</b>	<b>Granny's Country Cooking, Suites A and B</b>	
<b>Request</b>	<b>Special Exception</b>	<b>Entertainment establishment</b>
<b>Property Owner</b>	Riverview Development Group, LLC	
<b>Site Characteristics</b>	Building Area/Space	30,243 sq. ft./3,657 sq. ft.
	Future Land Use Map	Commercial
	Zoning	C-2 (Corridor Commercial); 35 <sup>th</sup> Street Pedestrian Commercial Overlay District (PCO-35 <sup>th</sup> Street)
	Neighborhood	Park Place
<b>Surrounding Area</b>	Character District	Suburban
	North	R-6 (Single-Family): Single-family homes
	East	C-2: Vacant lot
	South	C-2: Abundant Life Christian Center
	West	C-2: Parking lot





**A. Summary of Request**

- The site is located on the north side of 35<sup>th</sup> Street, east of Gosnold Avenue.
- Granting this request will allow an existing restaurant, Granny's Country Cooking, to increase capacity by expanding into an adjacent suite and provide entertainment.
- Granny's Country Cooking was previously granted a special exception for an eating and drinking establishment in 2013.

**B. Plan Consistency**

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as commercial.

**C. Zoning Analysis**

i. General

- The site is located in the C-2 and 35<sup>th</sup> Street Pedestrian Commercial Overlay district, which permit the proposed use by special exception.

	Prior	Proposed
Hours of Operation and Hours for the Sale of Alcoholic Beverages	11:00 a.m. until 11:00 p.m., Seven Days a Week	11:00 a.m. until 2:00 a.m., Seven Days a Week
Capacity	44 seats indoors 12 seats outdoors 49 total capacity	85 seats indoors 0 seats outdoors 246 total capacity
Entertainment	N/A	<ul style="list-style-type: none"><li>• 4 member live band</li><li>• Karaoke</li><li>• Comedian</li><li>• Poetry Reading</li></ul>

- Special Exception history:

City Council Approval	Applicant	Request
2013	Granny's Country Cooking	Eating and drinking establishment
Pending	Granny's Country Cooking	Entertainment establishment with alcohol

ii. Parking

- The site is located in the 35<sup>th</sup> Street Pedestrian Commercial Overlay, which exempts buildings constructed prior to 2002 from standard minimum parking requirements.
  - Parking is available on-site as well as on the adjacent portion of 35<sup>th</sup> Street.

iii. Flood Zone

The property is located in the X Flood Zone, which is a low-risk flood zone.

**D. Transportation Impacts**

- Institute of Transportation Engineers figures estimate that this new restaurant will generate 179 additional vehicle trips per day by increasing total indoor seating at this location by 37 seats above currently approved levels.
- 35<sup>th</sup> Street near the site is not identified as a severely congested corridor in either the AM or PM peak hours in the current update to regional Hampton Roads Congestion Management analysis.
- The site is near transit services with Hampton Roads Transit bus routes 11 (Colonial)) operating nearby.

**E. Historic Resources Impacts**

- The building is not located within a local historic district, but it is listed as a contributing structure within a federal and state designated historic district.
  - Modifications to the exterior of the building are not subject to any approval from the Architectural Review Board.

**F. Public Schools Impacts**

This site is located within the James Monroe Elementary School, Blair Middle School, and Maury High School Attendance Zones.

**G. Environmental Impacts**

There are currently no opportunities for landscaping site improvements to this existing building.

**H. Surrounding Area/Site Impacts**

- By requiring this use to conform to the conditions listed below, the proposed entertainment establishment should not have a negative effect on the surrounding neighborhood.
- There were no calls for service made to this site over the past year.

**I. Payment of Taxes**

The owner of the property is current on all real estate taxes.

**J. Civic League**

The application was sent to Park Place Civic League and Kensington/Old Dominion Civic League, and Park Place Business Association on December 16.

**K. Communication Outreach/Notification**

- Legal notice was posted on the property on December 15.
- Letters were mailed to all property owners within 300 feet of the property on January 15.



- Legal notification was placed in *The Virginian-Pilot* on January 14 and January 21.

**L. Recommendation**

Staff recommends that the special exception request be **approved** subject to the conditions shown below:

- (a) The hours of operation for the establishment, for the sale of alcoholic beverages, and for entertainment shall be limited to 11:00 a.m. until 2:00 a.m., seven days a week. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The seating for the establishment shall not exceed 85 seats indoors, no seats outdoors, and the total occupant capacity, including employees, shall not exceed 246 people.
- (c) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation or management of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier. Notwithstanding the above, no violation of this condition shall be deemed to have occurred if the only change in management is a result of one or more of the members of the management team identified in the Description of Operations ceasing to work at the establishment.
- (d) Entertainment shall be limited to live bands having no more than 4 members, karaoke, poetry readings, and comedians. No other form of entertainment is permitted.
- (e) The dance floor shall not exceed 324 square feet and shall be located as indicated on the basic floor plan attached hereto and marked as "Exhibit B." The dance floor shall be constructed of a different material than the primary floor material.
- (f) The layout of the establishment shall adhere to the specifications of the floor plans attached hereto and marked as "Exhibit B."
- (g) No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided.

- (h) The establishment shall maintain a current, active business license at all times while in operation.
- (i) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (j) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (k) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (l) The establishment shall maintain a designated driver program which shall provide, at minimum, that designated drivers may be served non-alcoholic beverages at no charge. The establishment shall describe the program in writing and its availability shall be made known to patrons via either a printed card placed on each table and on the bar or a description printed on the menu.
- (m) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (n) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (o) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by



reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.

- (p) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (q) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- (r) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (s) The establishment manager shall notify the Commissioner of the Revenue no less than 72 hours prior to the commencement of any event at which a cover charge is to be collected.
- (t) A binder or folder containing documentation relating to the operation of the establishment shall be kept on the premises at all times and shall be produced upon request made by any person. For purposes of this section, the documentation relating to the operation of the establishment shall include copies of the following:
  - (1) This special exception;
  - (2) Any ABC license(s);
  - (3) Any occupancy permit(s);
  - (4) Certifications of all persons who work on the premises as a security guard;
  - (5) All fire code certifications, including alarm and sprinkler inspection records;
  - (6) Any health department permit(s);
  - (7) The emergency action plan required under the Fire Prevention Code;

- (8) The names, addresses, and phone numbers of all persons who manage or supervise the establishment at any time;
  - (9) The establishment's designated driver program; and
  - (10) The establishment's Security Plan.
- 
- (u) The business shall provide in-house security or retain the services of a licensed security firm to provide security services at a rate of one security guard per 50 guest occupants on the property whenever occupancy shall exceed 185 people or when otherwise required by at least 36 hours prior written notice of the Fire Marshal, Chief of Police, or any designee of either. After 8:00 p. m. each Friday and Saturday as well as during special events, a security supervisor certified either in the Responsible Hospitality Training course offered by the City of Norfolk or in accordance with the requirements of the Virginia Department of Criminal Justice Services shall be present on the property.
  - (v) The written security plan submitted to the City as part of the application for this special exception and on file with the Department of Planning shall remain in full force and effect at all times while the establishment is in operation.

**Attachments:**

Location Map

Zoning Map

1000' radii map of similar ABC establishments and Norfolk Public Schools

Application

Notice to the Park Place Civic League and Kensington/Old Dominion Civic League

Notice to the Park Place Business Association



## **Proponents and Opponents**

### **Proponents**

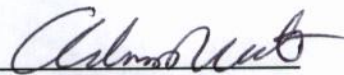
Randy Baker (Applicant)  
7446 Dakota Avenue  
Norfolk, VA 23505

Kennita Baker (Applicant)  
636 West 35<sup>th</sup> Street  
Norfolk, VA 23588

Richard Levin  
610 Pembroke Avenue  
Norfolk, VA

### **Opponents**

Form and Correctness Approved:

By   
Office of the City Attorney

NORFOLK, VIRGINIA

Contents Approved:

By   
DEPT.

## ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION AUTHORIZING THE OPERATION OF AN ENTERTAINMENT ESTABLISHMENT WITH ALCOHOLIC BEVERAGES KNOWN AS "GRANNY'S COUNTRY COOKING" ON PROPERTY LOCATED AT 628 35<sup>TH</sup> STREET, SUITES 636-A AND 636-B.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to Kennita Reed-Baker authorizing the operation of an entertainment establishment with alcoholic beverages named "Granny's Country Cooking" on property located at 628 35<sup>th</sup> Street, Suites 636-A and 636-B. The property which is the subject of this Special Exception is more fully described as follows:

Property fronting 150 feet, more or less, along the northern line of 35<sup>th</sup> Street, beginning 75 feet, more or less, from the eastern line of Gosnold Avenue and extending eastwardly; premises numbered 628 35<sup>th</sup> Street, Suites A and B.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the establishment, for the sale of alcoholic beverages, and for entertainment shall be limited to 11:00 a.m. until 2:00 a.m. the following morning, seven days per week. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The seating for the establishment shall not exceed 83 seats indoors, no seats outdoors, and the total occupant capacity, including employees, shall not exceed 246 people.
- (c) This special exception shall terminate in the event



of a change in ownership of the establishment and may be revoked in the event of a change in the operation or management of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier. Notwithstanding the above, no violation of this condition shall be deemed to have occurred if the only change in management is a result of one or more of the members of the management team identified in the Description of Operations ceasing to work at the establishment.

- (d) Entertainment shall be limited to live bands having no more than four (4) members, karaoke, poetry readings, and comedians. No other form of entertainment is permitted.
- (e) The dance floor shall not exceed 324 square feet and shall be located as indicated on the basic floor plan attached hereto and marked as "Exhibit B." The dance floor shall be constructed of a different material than the primary floor material.
- (f) The layout of the establishment shall adhere to the specifications of the floor plans attached hereto and marked as "Exhibit B."
- (g) No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided.
- (h) The establishment shall maintain a current, active business license at all times while in operation.
- (i) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (j) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff

and shall not be permitted within any restroom.

- (k) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, and both solid and liquid waste.
- (l) The establishment shall maintain a designated driver program which shall provide, at minimum, that designated drivers may be served non-alcoholic beverages at no charge. The establishment shall describe the program in writing and its availability shall be made known to patrons via either a printed card placed on each table and on the bar or a description printed on the menu.
- (m) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (n) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (o) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from



requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.

- (p) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (q) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- (r) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (s) The establishment manager shall notify the Commissioner of the Revenue no less than 72 hours prior to the commencement of any event at which a cover charge is to be collected.
- (t) A binder or folder containing documentation relating to the operation of the establishment shall be kept on the premises at all times and shall be produced upon request made by any person. For purposes of this section, the documentation relating to the operation of the establishment shall include copies of the following:
  - (1) This special exception;
  - (2) Any ABC license(s);
  - (3) Any occupancy permit(s);
  - (4) Certifications of all persons who work on the premises as a security guard;

- (5) All fire code certifications, including alarm and sprinkler inspection records;
  - (6) Any health department permit(s);
  - (7) The emergency action plan required under the Fire Prevention Code;
  - (8) The names, addresses, and phone numbers of all persons who manage or supervise the establishment at any time;
  - (9) The establishment's designated driver program; and
  - (10) The establishment's Security Plan.
- (u) The business shall provide in-house security or retain the services of a licensed security firm to provide security services at a rate of one security guard per 50 guest occupants on the property whenever occupancy shall exceed 185 people or when otherwise required by at least 36 hours prior written notice of the Fire Marshal, Chief of Police, or any designee of either. After 8:00 p.m. each Friday and Saturday as well as during special events, a security supervisor certified either in the Responsible Hospitality Training course offered by the City of Norfolk or in accordance with the requirements of the Virginia Department of Criminal Justice Services shall be present on the property.
  - (v) The written security plan submitted to the City as part of the application for this special exception and on file with the Department of Planning shall remain in full force and effect at all times while the establishment is in operation.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted general plan and with the general and specific



purposes for which this ordinance was enacted and for which the regulations of the district in question were established;

- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;

- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That the Special Exception granted hereby amends the previously granted special exception permitting an eating and drinking establishment on this property, adopted on January 29, 2013 (Ordinance No. 44,989). All provisions and conditions previously approved are entirely superseded by the terms of this Special Exception.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (4 pages)  
Exhibit B (1 page)





**EXHIBIT "A"**  
**Description of Operations**  
**Entertainment Establishment**  
**(Please Print)**

Date 11/16/2016

Trade name of business GRANNY'S Country Cooking

Address of business 636 W. 35<sup>th</sup> St.

Name(s) of business owner(s)\* Kennith REED-BAKER

Name(s) of property owner(s)\* \_\_\_\_\_

Name(s) of business manager(s)/operator(s) \_\_\_\_\_

Daytime telephone number ( 757 ) 412-9300

\*If business or property owner is a partnership, all partners must be listed.

\*If business or property owner is an LLC or Corporation, all principals must be listed.

**1. Proposed Hours of Operation:**

<u>Facility</u>	<u>Alcoholic Beverage Sales and Entertainment</u>
Weekday From <u>11:00 am</u> To <u>2:00 am</u>	Weekday From <u>11:00 am</u> To <u>2:00 am</u>
Friday From <u>11:00 am</u> To <u>2:00 am</u>	Friday From <u>11:00 am</u> To <u>2:00 am</u>
Saturday From <u>11:00 am</u> To <u>2:00 am</u>	Saturday From <u>11:00 am</u> To <u>2:00 am</u>
Sunday From <u>11:00 am</u> To <u>2:00 am</u>	Sunday From <u>11:00 am</u> To <u>2:00 am</u>

**2. Type of ABC license applied for (check all applicable boxes):**

☒ On-Premises      ☐ Off-Premises (second application required)

**3. Type of alcoholic beverage applied for:**

☒ Beer      ☒ Wine      ☒ Mixed Beverage

Exhibit A – Page 2  
Entertainment Establishment

4. Will video games, pool tables, game boards or other types of games be provided?  
☐ Yes (If more than 4, additional application required) ☒ No

4a If yes, please describe type and number of each game to be provided:

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5. Will patrons ever be charged to enter the establishment?  
☒ Yes ☐ No

5a. If yes, why:

To help pay for Entertainment

5b. Which days of the week will there be a cover charge (circle all applicable days):

Monday	Tuesday	Wednesday	Thursday	Friday
Saturday	Sunday			

6. Will the facility or a portion of the facility be available for private parties?  
☒ Yes ☐ No

6a. If yes, explain:

only the addition will be open  
for private parties

7. Will a third party (promoter) be permitted to lease, let or use the establishment?  
☐ Yes ☒ No

7a. If yes, explain:

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8. Will there ever be a minimum age limit?  
☒ Yes ☐ No



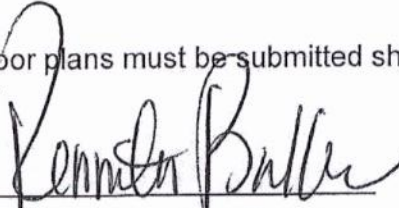
**Exhibit A – Page 3**  
**Entertainment Establishment**

9. Additional comments/description/operational characteristics or prior experience:

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Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility

A handwritten signature in black ink, appearing to read "Kenneth Butler", written over a horizontal line.

Signature of Applicant

**Exhibit A – Floor Plan(s) Worksheet  
Entertainment Establishment**

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
  - Tables/seats
  - Restroom facilities
  - Bar
  - Ingress and egress
  - Standing room
  - Disc Jockey/Band/Entertainment area)
  - Outdoor seating
  - Total maximum capacity (including employees)

**1. Total capacity**

**a. Indoor**

Number of seats (not including bar seats)

Number of bar seats

Standing room

~~82~~ 77  
4  
145

**b. Outdoor**

Number of seats

\_\_\_\_\_

**c. Number of employees**

20

**Total Occupancy**

(Indoor/Outdoor seats, standing room and employees) = \_\_\_\_\_

**2. Entertainment**

List ANY type of entertainment proposed other than a 3 member live band, karaoke,  
comedian, or poetry reading.

4 member band

**3. Will a dance floor be provided?**

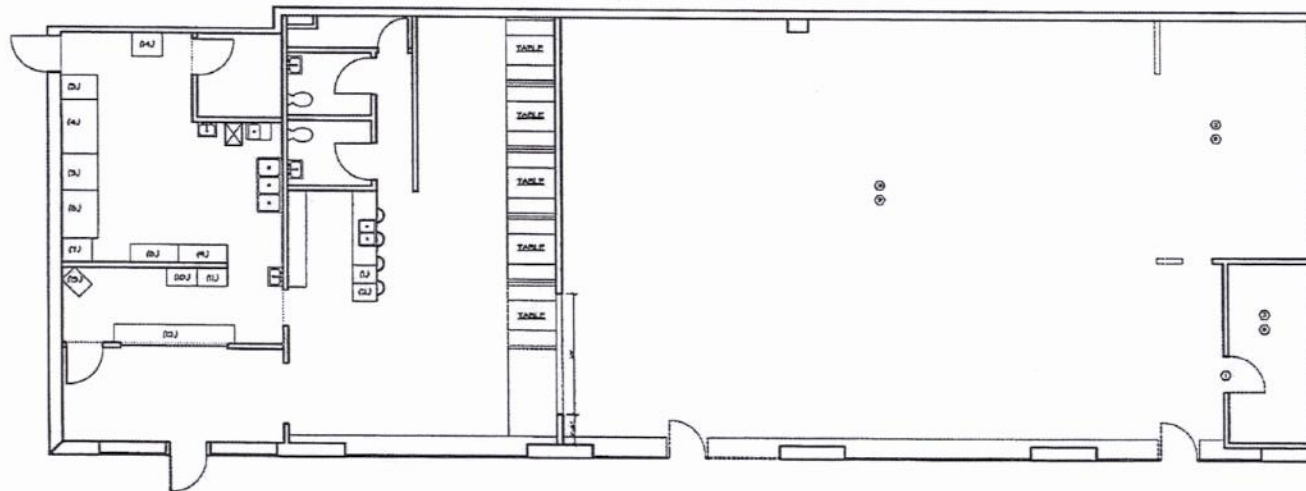
☒ Yes      ☐ No

**3a. If yes,**

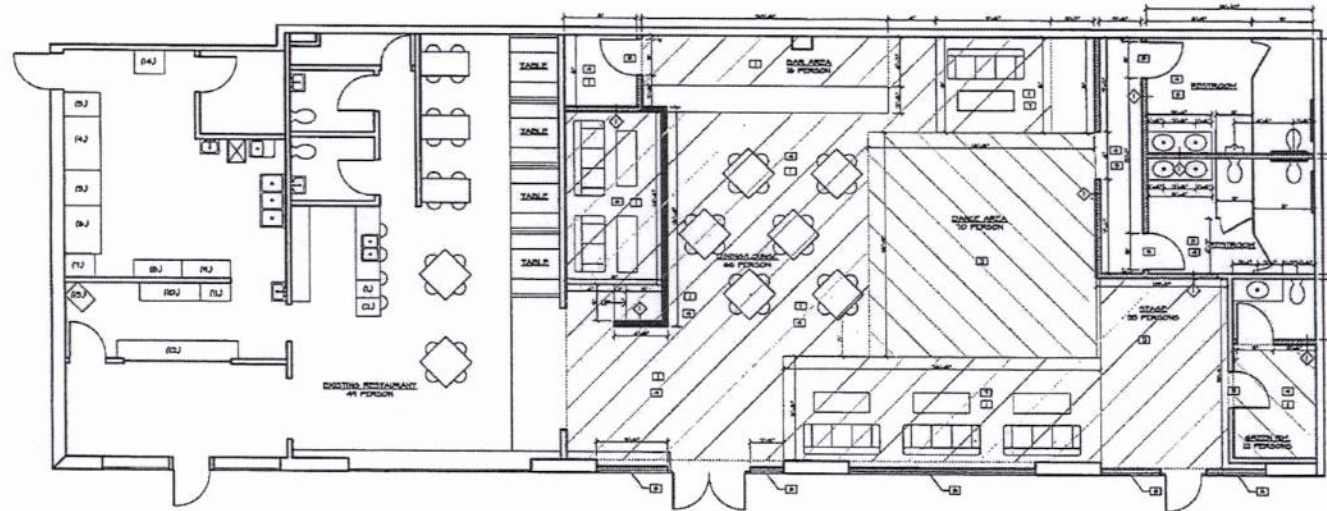
Square footage of establishment 3,657  
Square footage of dance floor 324

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.





1 FLOOR PLAN - DEMOLITION  
SCALE: 1/4" = 1'-0"



2 FLOOR PLAN - NEW WORK  
SCALE: 1/4" = 1'-0"

### GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY & COORDINATE AS BUILT CONDITIONS.
2. THE CONTRACTOR MUST VERIFY EXISTING DIMENSIONS PRIOR TO CONSTRUCTION.

### DEMOLITION NOTES

1. REMOVE EXISTING DOORS & FRAMES
2. REMOVE EXISTING FLOOR FINISH
3. REMOVE EXISTING BASE

### LEGEND

- DEMOLITION NOTE SYMBOL
- DEMOLISH
- EXISTING WALLS

### NEW WORK NOTES

1. PROVIDE CARPET AND VINYL BASE FOR FLOOR FOR OWNER SELECTION
2. PROVIDE HARDWOOD FLOORING FOR OWNER SELECTION
3. PROVIDE GORGING TILE
4. PAINT RPT. RD. CEILING AND WALLS THROUGHOUT
5. PROVIDE EXT. SOLID CORE DOOR W/ H.H. FRAMING
6. ELEVATED FLOOR 2"
7. ELEVATED FLOOR 1"
8. PROVIDE LINO TINT

### LEGEND

- NEW WALL
- NEW WALL (NOT HALF WALL)

### PARTITION TYPES

GRAPHIC	TYPE	DESCRIPTION
	NEW 3/4\"/>	NEW 3/4\"/>

### OCCUPANCY

EXISTING RESTAURANT  
44 PERSONS

KITCHEN

DINING AND LOBBY  
66 PERSONS

BAR AREA  
17 SEATS

DANCE AREA  
10 PERSONS

STAGE AREA  
33 PERSONS

GREEN ROOM  
12 PERSONS

TOTAL  
240 OCCUPANTS

### EQUIPMENT SCHEDULE

1. ICE HOLDER
2. ICE HOLDER
3. PRESSER
4. 10 EYE STOVE TOP
5. GRIDDLE
6. 5 FRYER
7. MARSH HOLDER
8. PRESSER
9. TALL FRIDGE
10. PREP COUNTER
11. MARSH HOLD
12. MARSH HOLD (COUNTER)
13. DISPLAY FRIDGE
14. PRESSER

### KEY PLAN



GRANNY'S COUNTRY COOKING  
636 35TH STREET  
NORFOLK VA 23508

THE  
LIVAS GROUP  
ARCHITECTS P.C.  
ARCHITECTS AND PLANNERS  
246 WEST FREEMASON STREET  
NORFOLK, VA 23516  
TEL: (757) 622-1111  
WWW.LIVASGROUP.COM

### REVISIONS

NO.	DATE	DESCRIPTION

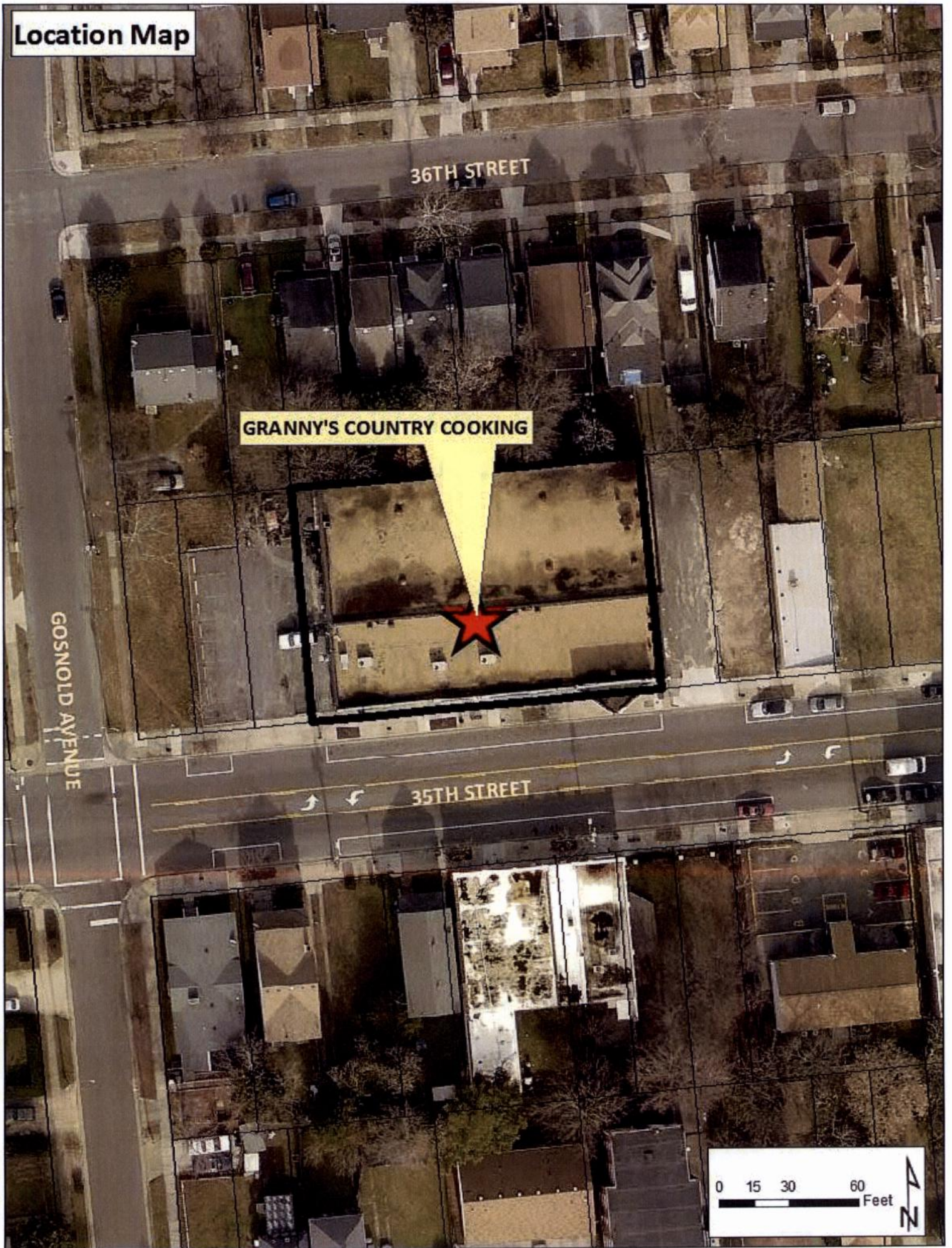
TITLE  
DEMOLITION AND  
NEW LAYOUT PLAN

DATE: NOVEMBER 2, 2015  
DRAWN BY: D & MILES  
CHECKED BY: PM1011, DGM  
SHEET

A-1.0



**Location Map**

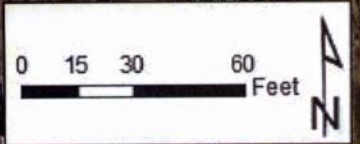


**GRANNY'S COUNTRY COOKING**

36TH STREET

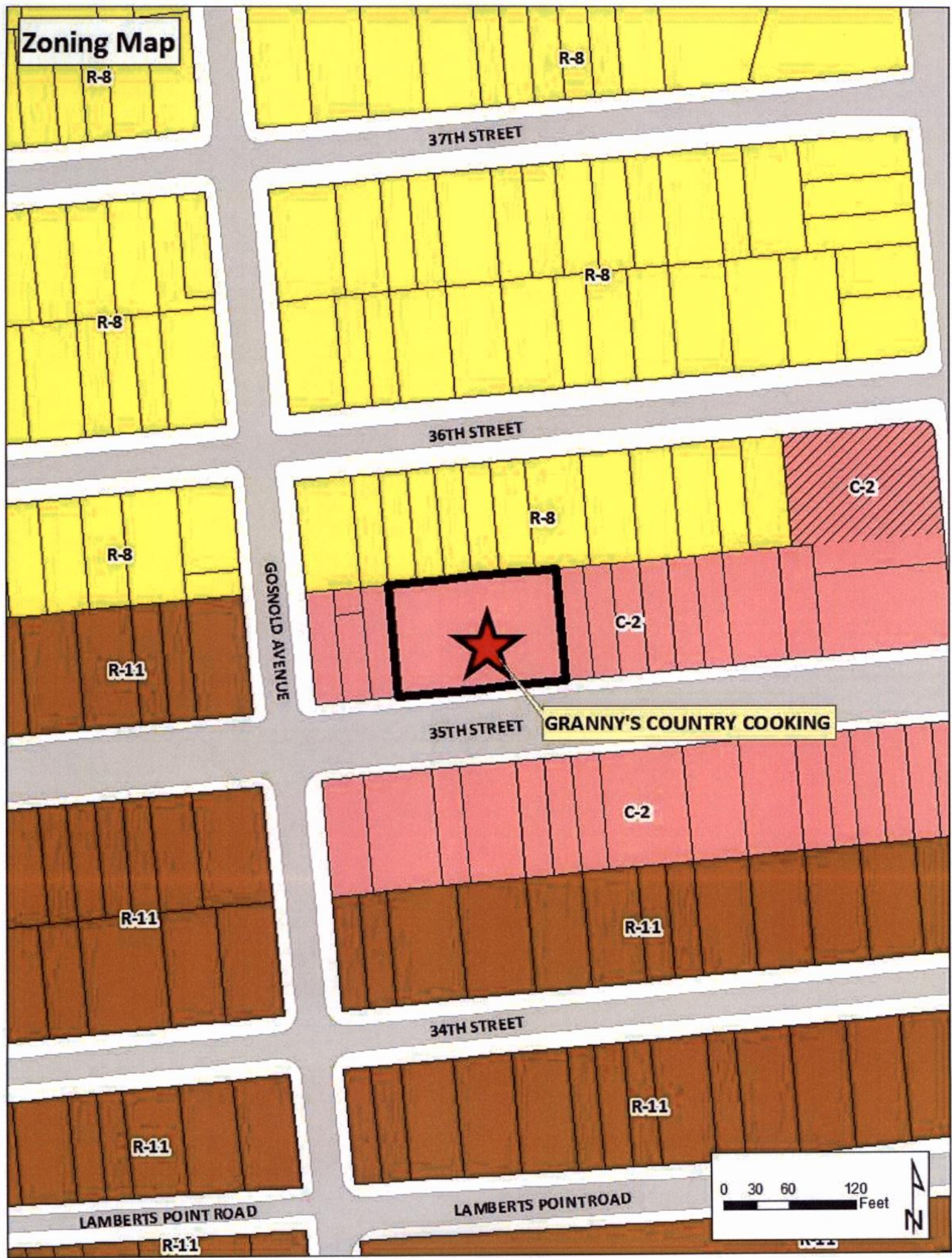
GOSNOLD AVENUE

35TH STREET





# Zoning Map



R-8

R-8

37TH STREET

R-8

R-8

36TH STREET

R-8

R-8

C-2

R-11

C-2

GOSNOLD AVENUE

35TH STREET

GRANNY'S COUNTRY COOKING

R-11

C-2

R-11

34TH STREET

R-11

R-11

LAMBERTS POINT ROAD

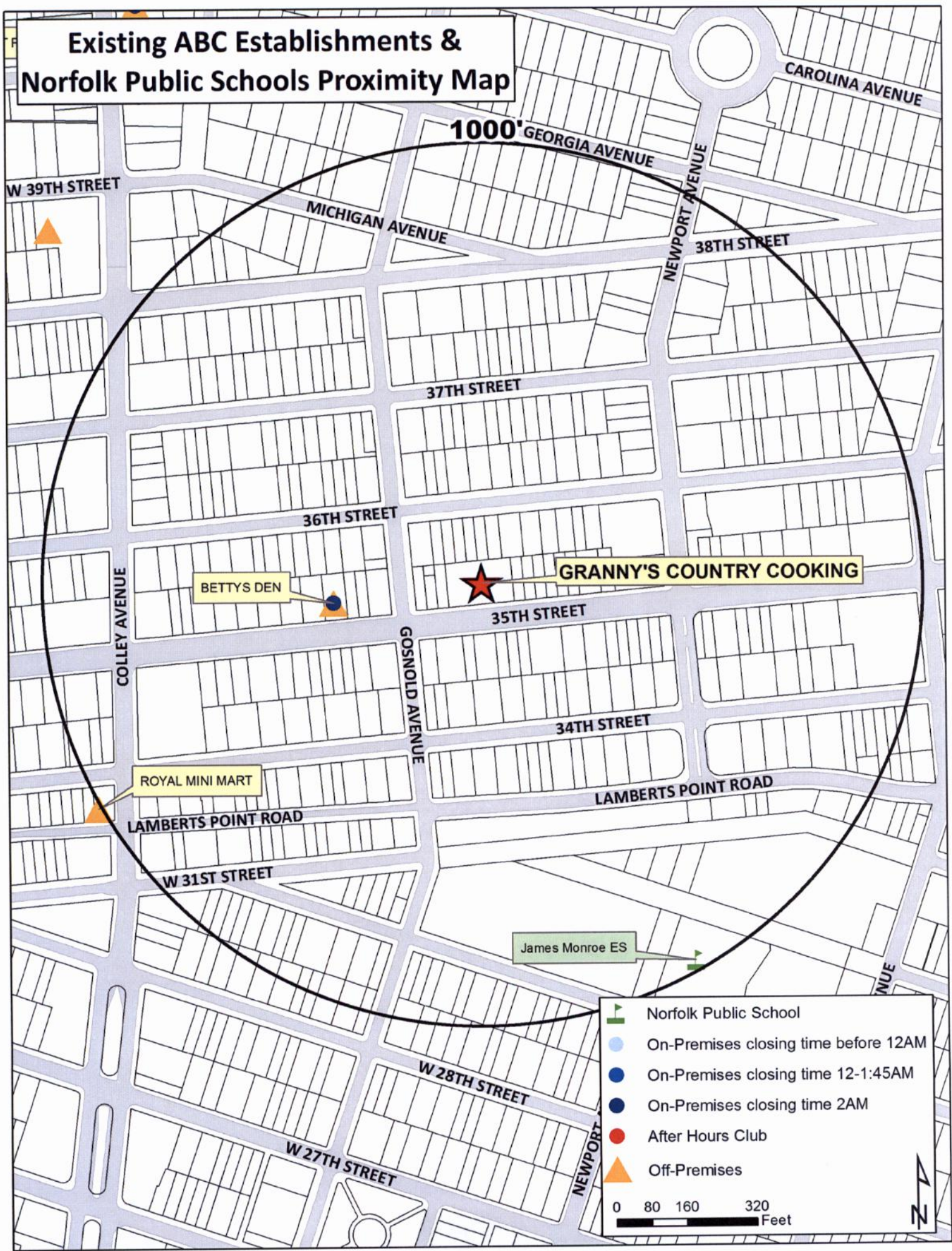
LAMBERTS POINT ROAD

0 30 60 120 Feet





# Existing ABC Establishments & Norfolk Public Schools Proximity Map



Norfolk Public School

On-Premises closing time before 12AM

On-Premises closing time 12-1:45AM

On-Premises closing time 2AM

After Hours Club

Off-Premises

0 80 160 320 Feet





APPLICATION  
ADULT USE SPECIAL EXCEPTION  
ENTERTAINMENT ESTABLISHMENT  
(Please Print)

Date 11/16/2015

DESCRIPTION OF PROPERTY

Address 636 W. 35<sup>TH</sup> ST

Existing Use of Property Restaurant

Proposed Use eating and drinking / vacant

Current Building Square Footage 1,411

Proposed Building Square Footage 3,657

Trade Name of Business (If applicable) Granny's Country Cooking

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) BAKER (First) Kennitha (MI) D

Mailing address of applicant (Street/P.O. Box): 636 West 13

(City) NORFOLK (State) VA (Zip Code) 23508

Daytime telephone number of applicant (757) 412-9300 Fax (757) 426-3425

E-mail address of applicant: grannysbbq1@gmail.com

Application  
Entertainment Establishment  
Page 2

**AUTHORIZED AGENT (if applicable)**

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) \_\_\_\_\_ (First) \_\_\_\_\_ (MI) \_\_\_\_\_

Mailing address of applicant (Street/P.O. Box): \_\_\_\_\_

(City) \_\_\_\_\_ (State) \_\_\_\_\_ (Zip Code) \_\_\_\_\_

Daytime telephone number of applicant ( ) \_\_\_\_\_ Fax ( ) \_\_\_\_\_

E-mail address of applicant: \_\_\_\_\_

**PROPERTY OWNER**

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) Levin (First) Richard (MI) G

Mailing address of property owner (Street/P.O. box): 2106 Glenwellyn Ave

(City) Norfolk (State) VA (Zip Code) 23517

Daytime telephone number of owner (757) 630-3342 email: RGLevin@Lax.Net

**CIVIC LEAGUE INFORMATION**

Civic League contact: Park Place Frank Kriston. 354-1669

Date(s) contacted: \_\_\_\_\_

Ward/Super Ward information: \_\_\_\_\_



REQUIRED ATTACHMENTS

**CERTIFICATION**

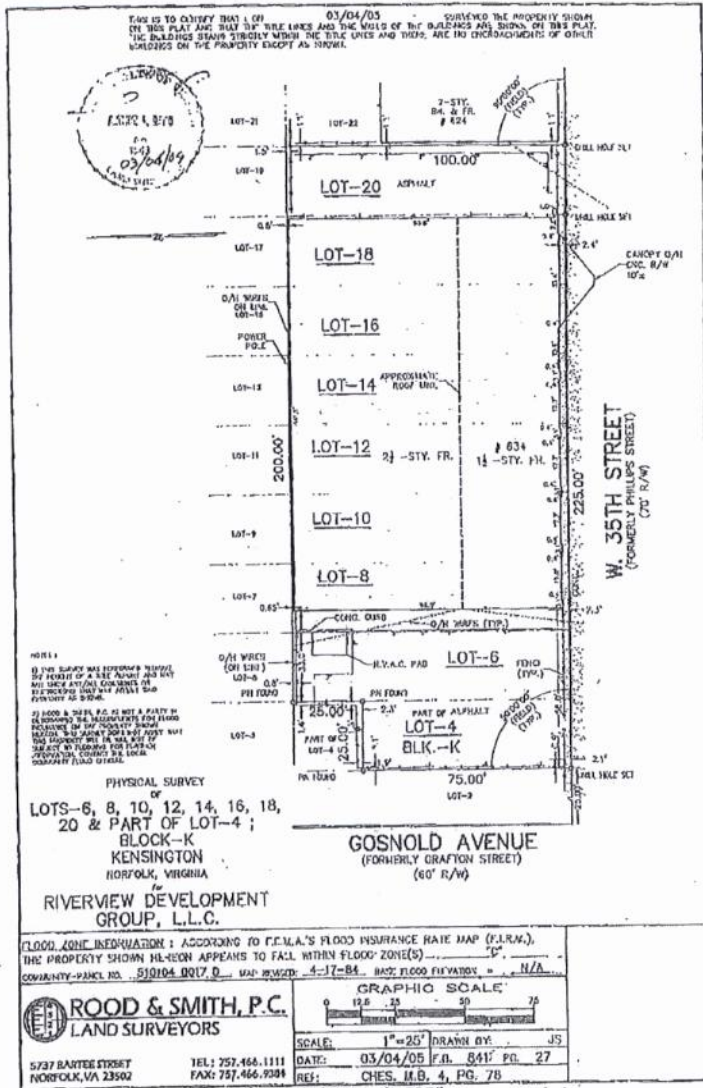
I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Richard Levin Sign: [Signature] 11/9/15  
(Property Owner or Authorized Agent of Signature) (Date)

Print name: Kennita Baker Sign: [Signature] 11/16/15  
(Applicant) (Date)

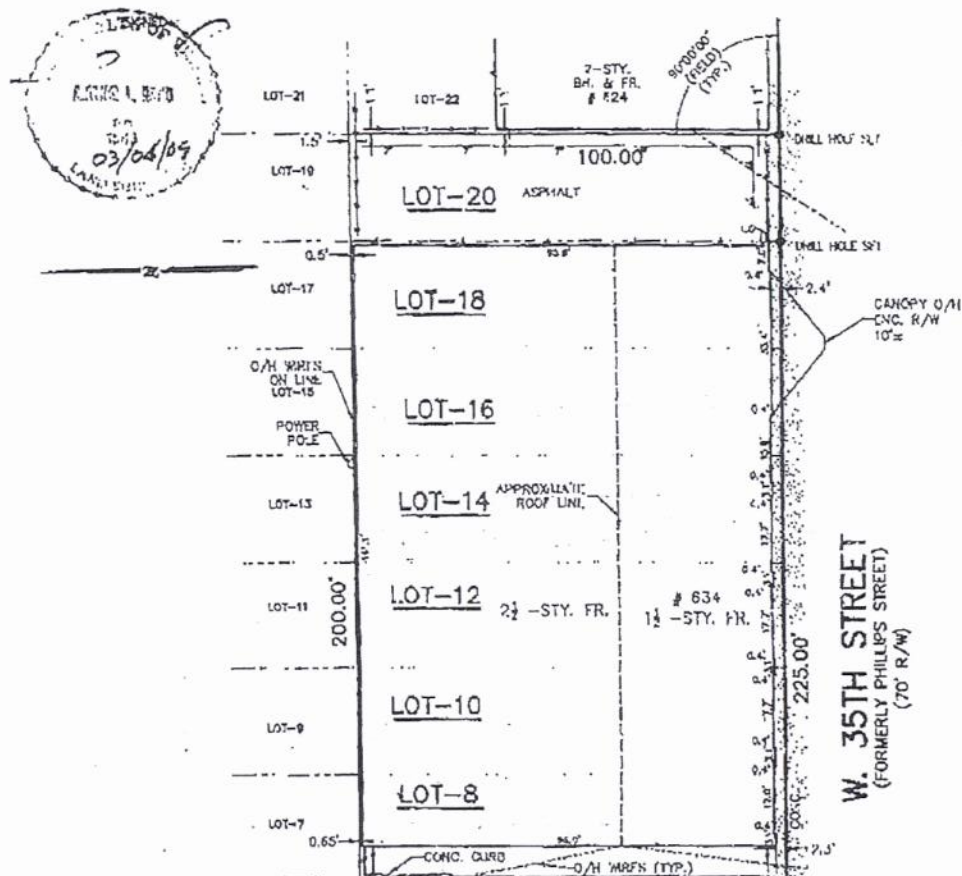
ONLY NEEDED IF APPLICABLE:

Print name: \_\_\_\_\_ Sign: \_\_\_\_\_ / \_\_\_\_ / \_\_\_\_  
(Authorized Agent Signature) (Date)





THIS IS TO CERTIFY THAT I ON 03/04/03 SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDINGS ARE SHOWN ON THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN.



Our goals for security are:

- 1) 8 man team (4 inside, 2 at the door, 1 outside for crowd control and 1 for protection of PARKCARS.
- 2) WE will HAVE TRAINED SECURITY who ARE license AND Bonded.  
WE will go over EXIT plans in CASE of EMERGENCIES.
- 3) THE security and staff will BE ORGANIZE AND held RESPONSIBLE FOR EACH post.
- 4) AT Closing WE will form A STRATEGIC PLAN SO EVERYONE LEAVE AND get to THERE CAR RESPECTFULLY AND SAFE.
- 5) SAFETY is veeey important so WE stand by this.



## Blough, Christopher

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**From:** Straley, Matthew  
**Sent:** Wednesday, December 16, 2015 12:06 PM  
**To:** 'fjkriston@gmail.com'; 'reggie.king@gmail.com'  
**Cc:** Whibley, Terry; Williams, Angelia M.; Wilson, Denise; Blough, Christopher  
**Subject:** new Planning Commission application - 628 35th Street, Suites 636-A and 636-B  
**Attachments:** GrannysCountryCooking.pdf

Mr. Kriston and Mr. King,

Attached please find the application for a special exception to operate an entertainment establishment with alcoholic beverages at 628 35<sup>th</sup> Street, Suites 636-A and 636-B.

The item is tentatively scheduled for the January 28, 2016 Planning Commission public hearing.

Should you have any questions, please e-mail or call *Chris Blough* at (757) 664-6771, [christopher.blough@norfolk.gov](mailto:christopher.blough@norfolk.gov)

Thank you.

### Matthew Straley

GIS Technician II

Norfolk Department of City Planning

810 Union Street, Suite 508 | Norfolk, Virginia 23510

[Matthew.Straley@norfolk.gov](mailto:Matthew.Straley@norfolk.gov) | Tel: 757-664-4769 | Fax: 757-441-1569

## Blough, Christopher

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**To:** mwsalaam@yahoo.com  
**Cc:** Straley, Matthew  
**Subject:** new Planning Commission application - 628 35th Street, Suites 636-A and 636-B  
**Attachments:** application.pdf

Mr. Fareed,

Attached please find the application for a special exception to operate an entertainment establishment with alcoholic beverages at 628 35<sup>th</sup> Street, Suites 636-A and 636-B.

The item is tentatively scheduled for the January 28, 2016 Planning Commission public hearing.

Should you have any questions, please e-mail or call *me at (757) 664-6771*.

Thank you.

**Chris Blough**  
Planner I  
City of Norfolk  
Department of City Planning  
757.664.6771